THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741895

Karen Johnson Davidson County
Batch# 904120 **DEEDWARR**
08/16/2022 12:09:05 PM 2 pgs
Fees: $13.00 Taxes: $916.77

20220816-0092787

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $247,777.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam J. Rothberg 2000 Glen Echo Road, Suite 208 Nashville, TN 37215	New Owner	Tax Parcel ID No. 142 15 0C 117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Razel Segundino Sloan and Donald Thomas Sloan, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam J. Rothberg, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 117 of Breckenridge Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Breckenridge Condominium of record in Book 6808, Page 45, as Amended in Book 7020, Page 848, in the Register's Office for Davidson County, Tennessee, to Which Reference is hereby made for a More Complete and Detailed Description of Said Lot.

Being the same property conveyed to Razel Segundino Sloan and Donald Thomas Sloan, wife and husband, by Quitclaim Deed from Donald T. Sloan, married, of record in Instrument No. 20160302-0019787, in the Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on March 2, 2016.

Being the same property conveyed to Donald T. Sloan, by Quitclaim Deed from Kimberly T. Sloan, of record in Instrument No. 20070803-0092258, in the Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 3, 2007.

Being the same property conveyed to Donald T. Sloan and Kimberly T. Sloan, by Warranty Deed from David F. Daniels, unmarried, of record in Instrument No. 20050505-0050481, in the Register's Office for Davidson County, Tennessee, dated April 25, 2005 and recorded on May 5, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Breckenridge Condominium of record in Book 6808, Page 45, as amended by instrument(s) of record in Book 7020, Page 848; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 117 Hicks Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2022.

Razel Segundino Sloan

Donald Thomas Sloan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Razel Segundino Sloan and Donald Thomas Sloan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025